

Apt 54 The Crescent, Old Fort Road, Ballincollig, Co Cork P31 AE94**FOR SALE BY PRIVATE TREATY**

A superb two bedroom apartment in a superior development, located within walking distance of every amenity the bustling town of Ballincollig provides.

No.54 is situated on the first floor accessible via a stairwell or a lift within a block of just eight units having two units per floor. It is gloriously quiet here.

The interior of the apartment is light and bright with extra height ceilings and large windows. Great storage is provided for also. Two balconies off the living area offer pleasant outside space.

Apartment 54 The Crescent is decorated in neutral tones, with good quality flooring and is presented in excellent move-in condition.

**FIRST FLOOR
APARTMENT****2 BED - 2 BATH****753sq.ft. (70sqm.)****BER B2**

Agent: **Suzanne Tyrrell**
Phone: **0866079200**

Viewings Strictly By Appointment

Accommodation

Entrance Hall with wood flooring. Cloak cupboard for storage (clothes dryer here presently).

Open plan living area incorporating kitchen, dining and living space having a semi-solid wood floor covering throughout.

Kitchen (2.3m x 3.0m)

Floor and eye level units with granite worktop, incorporating integrated fridge/freezer, dishwasher and washing machine, electric cooking and stainless-steel extractor fan. Door to small balcony.

Living and Dining Area (3.7m x 6.6m)

with large feature window and door to balcony.

Bedroom 1 (2.9m x 3.7m)

With carpet floor covering, fitted wardrobes and secret door to en-suite.

Ensuite (Bedroom 1)

Tiled with shower, wc and wash hand basin.

Bedroom 2 (3.2m x 2.5m)

With carpet floor covering and 'sliderobe' style wardrobe.

Bathroom

Tiled with wc, wash hand basin and bath with shower over.

Features

- > Exceptionally well-maintained common areas.
- > Gas fired heating system providing instant, unlimited hot water
- > One assigned parking space and ample overflow spaces available in sheltered car park area
- > All appliances and made to measure curtains and blinds included in sale

